



Mr Alan Cooper
Wilkinson Cowan Partnership
Baird House Unit A 3
360 Edge Lane
Kensington
LIVERPOOL
L7 9NJ

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00377/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 3 (materials) on planning permission 22/00963/FUL
Location:	893-895 , Manchester Road, Rochdale, Rochdale, OL11 2ST

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:-

Conditions and Reasons:

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specifications of materials to be used externally on the approved development has been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials and where brick is proposed, the brick bond to be used. The development shall be carried out thereafter in accordance with the approved details.

Reason: In the interests of amenity and in compliance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Officer Response: the details submitted in '893-895 Manchester Road, Rochdale, OL11 2ST - Approval of details reserved by a condition and 'Brick Sample' 13/04/23 in relation to **Condition 3 are approved.**

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services